

Permitting Costs and Fee Schedules

Fees and permits are an important source of revenue for communities, but often communities charge overly conservative fees for building permit and subdivision and site plan applications. Ideally, communities should charge developers to cover all the costs associated with a building permit, subdivision, or site plan review.

Building Permit Fee Schedules

How municipalities charge for building permit application and inspection fees varies in the central New Hampshire region. Some communities view charges associated with building permits more as a user fee, while other communities subsidize the costs associated with the building inspector with funds raised by taxes. Essentially, each community in the central New Hampshire region employs one of three primary fee structures for building permits.

Flat Fee Method

This is the most basic fee structure used by communities in the region. Although easy to administer, the flat fee system is generally over simplified and does not recoup many of the costs incurred while a structure is being built. Often the fee does not cover the costs evolved for a single inspection, let alone the administrative oversight of the application review and processing, and other subsequent inspections for plumbing, electrical, and so on.

Square Foot Method

The second fee structure commonly employed is a per square foot charge. The theory is that larger residential and commercial structures pay more, as a greater commitment is required by the Town to process the application, review plans, and inspect the structure.

“Mixed Bag” Approach

The last method used for assessment of building permit application fees is a “mixed bag” approach. This approach has several fees associated with a building permit application. Typically, individual fees are charged for the general application, a rough framing inspection, an electrical permit and inspection, as well as a plumbing permit and inspection. This fee structure is generally the most equitable way of distributing the costs of reviewing building permit applications and inspecting of structures under construction, as the majority of the implicit and explicit costs of the construction process is borne by the home builder.

Subdivision and Site Plan Review Fee Schedules

Subdivision and site plan review fees are basic flat fees associated with the review of projects by the planning board and, in some cases, support staff. Unlike building permits, there is little variation between the types of fees employed by communities. Furthermore, virtually all of the communities within the region view planning board related fees as user fees, as all the costs of reviewing applications are borne by the developer.

ALLENSTOWN	New Residential Construction \$10 Application Fee \$.10 per Square Foot (SF) \$125 Inspection Fee	Demolition \$10 up to 144 SF \$25 up to 500 SF \$50 over 500 SF	Commercial Building Permit \$10 Application Fee \$15 Plan Review Fee \$.10 Per SF(Total Building) \$25.00 Per Inspection	Industrial Building Permit \$10 Application Fee \$15 Plan Review Fee \$.10 Per SF(Total Building) \$25.00 Per Inspection	Minor Subdivision \$200 per lot \$50 per sheet recording fee \$10 per abutter	Major Subdivision \$200 per lot \$50 per sheet recording fee \$10 per abutter	Site Plans \$100 per 250 SF of building area \$50 per sheet recording fee \$10 per abutter
BOSCAWEN	New Residential Construction No Charge	Demolition No Charge	Commercial Building Permit No Charge	Industrial Building Permit No Charge	Minor Subdivision \$25 Administrative Fee \$25 Newspaper Notice Fee \$4 per abutter	Major Subdivision \$25 Administrative Fee \$25 Newspaper Notice Fee \$4 per abutter	Site Plans \$25 Administrative Fee \$25 Newspaper Notice Fee \$4 per abutter
BOW	New Residential Construction \$15 Application Fee \$.25 per SF of structure	Demolition \$.06 per SF	Commercial Building Permit \$100 Application Fee \$.15 per SF of structure	Industrial Building Permit \$100 Application Fee \$.15 per SF of structure	Minor Subdivision \$300 Application Fee \$100 Per Lot Created \$5 per abutter	Major Subdivision \$400 Application Fee \$100 Per Lot Created \$20 per abutter	Site Plans \$400 Application Fee (Residential) \$100 per dwelling unit \$200 Application Fee \$1,000(Nonresidential) \$50 per SF
BRADFORD	New Residential Construction \$45 homes under \$100,000 Est. Cost \$60 homes \$100,000 Est. Cost and Over \$20 per inspection \$20-25 per plan review	Demolition \$10	Commercial Building Permit By value of building proposed	Industrial Building Permit By value of building proposed	Minor Subdivision \$65 \$30 per lot	Major Subdivision \$65 \$30 per lot	Site Plans \$90 \$1 per 1,000 over \$50,000

CANTERBURY	New Residential Construction \$125 \$175 for new residences w/ garages	Demolition Unknown	Commercial Building Permit \$100 per 1,000 SF	Industrial Building Permit \$100 per 1,000 SF	Minor Subdivision \$100 per 1,000 SF \$20 per lot \$10 per abutter	Major Subdivision \$50 Application Fee \$50 Application Fee \$20 per lot \$10 per abutter	Site Plans \$50 Application Fee \$10 per abutter
CHICHESTER	New Residential Construction \$25	Demolition Unknown	Commercial Building Permit \$100 for first 1,000 SF \$75 for each 1,000 SF or portion thereof	Industrial Building Permit \$100 for first 1,000 SF \$75 for each 1,000 SF or portion thereof	Minor Subdivision \$100 application fee and first lot \$50 per additional lot	Major Subdivision \$100 application fee and first lot \$50 per additional lot	Site Plans Unknown
CONCORD	New Residential Construction \$15.50 Application Fee \$5.70 per \$1,000 \$5.70 per \$1,000 for building relocation \$.052 per SF	Demolition	Commercial Building Permit \$15.50 Application Fee \$5.70 per \$1,000 \$5.70 per \$1,000 for building relocation \$.052 per SF	Industrial Building Permit Unknown	Minor Subdivision Unknown	Major Subdivision Unknown	Site Plans Unknown
DEERING	New Residential Construction \$45 New Residence \$30 Accessory Structures (100 SF+) \$10 Renewal	Demolition Unknown	Commercial Building Permit Unknown	Industrial Building Permit Unknown	Minor Subdivision \$100 Application Fee \$100 Advertising Fee	Major Subdivision \$150 Application Fee \$50 per Lot \$100 Advertising Fee	Site Plans Unknown

DUNBARTON	New Residential Construction \$36 Minimum Fee \$.15 per SF of Finished Living Area \$.10 per SF of Unfinished Living Area	Demolition \$36	Commercial Building Permit \$.20 Per SF of Structure	Industrial Building Permit \$.20 Per SF of Structure	Minor Subdivision \$150 Review Fee \$50 per Lot	Major Subdivision \$150 Review Fee \$50 per Lot	Site Plans Unknown
EPSOM	New Residential Construction \$175 Application Fee \$725 Single Family \$725 Duplex \$25 / Unit \$200 mobile home in park	Demolition \$30	Commercial Building Permit \$750 Application Fee & \$25 for each Commercial Unit	Industrial Building Permit \$150 Application Fee & \$25 for each Unit	Minor Subdivision	Major Subdivision	Site Plans
HENNIKER	New Residential Construction \$75 up to 1,000 SF \$.08 per SF over 1,000 SF	Demolition \$25.00	Commercial Building Permit \$75 up to 1,000 SF \$.08 per SF over 1,000 SF \$50 for minor commercial structures (minimal electrical, no heat or plumbing)	Industrial Building Permit \$75 up to 1,000 SF \$.08 per SF over 1000 SF	Minor Subdivision \$150 Application Fee \$50 per lot \$2.98 Abutter Notice \$12.43 per inch Newspaper Notice	Major Subdivision \$150 Application Fee \$50 per lot \$2.98 Abutter Notice \$12.43 per inch Newspaper Notice	Site Plans \$25.00 Application Fee \$2.98 Abutter Notice \$12.43 per inch Newspaper Notice
HILLSBOROUGH	New Residential Construction Under \$1,000, No Charge \$15 Application Fee \$.10 Per SF	Demolition Unknown Unknown	Commercial Building Permit \$20 Application Fee \$.10 Per SF	Industrial Building Permit Same as Commercial	Minor Subdivision \$25 per lot \$45 Publication Fee \$ 2.98 / Abutter	Major Subdivision \$25 per lot \$45 Publication Fee \$ 2.98 / Abutter	Site Plans Residential \$25/unit Commercial \$50/GFA \$45 Publication Fee

HOPKINTON	New Residential Construction \$50 Application Fee \$.10 per SF based on outside dimensions and inclusive of all floor levels	Demolition N/A	Commercial Building Permit \$75 Application Fee \$.10 per SF based on outside dimensions and inclusive of all floor levels	Industrial Building Permit \$75 Application Fee \$.10 per SF based on outside dimensions and inclusive of all floor levels	Minor Subdivision \$50 Application Fee \$25 each lot created	Major Subdivision \$100 Application Fee \$50 each lot created	Site Plans \$50 Residential \$75 Commercial & Industrial \$500 Wireless Telephone Facilities \$150 for each co-location
LOUDON	New Residential Construction \$.10 per SF of living area \$.05 per SF non living area	Demolition N/A	Commercial Building Permit \$.10 per SF of living area \$.05 per SF non living area	Industrial Building Permit \$.10 per SF of living area \$.05 per SF non living area	Minor Subdivision \$100 Application Fee \$50 per Lot \$100 Boundary Line Adjustment \$8 per Abutter	Major Subdivision \$100 Application Fee \$50 Per Lot \$8 per Abutter	Site Plans \$100 Application Fee \$50 Per Unit (Residential), 1000 of Floor Area or Pavement (Non-Residential) \$25 per unit or 1000 SF of disturbed area (minor site plan)

PEMBROKE	New Residential Construction \$25 Application Fee \$.30 per SF of living area \$.20 per SF non living area	Demolition \$30	Commercial Building Permit \$50 Application Fee \$.35 per SF non living area	Industrial Building Permit \$50 Application Fee \$.35 per SF non living area	Minor Subdivision \$175 Review Fee \$10 certified notices per abutter \$50 recording fee per sheet \$1.25 per linear foot engineering fees \$150 engineering fees	Major Subdivision \$175 Review Fee \$10 certified notices per abutter \$50 recording fee per sheet \$1.25 per linear foot engineering fees \$750 engineering fees	Site Plans Multi-Family - \$100 Review Fee, \$75 Review Fee per unit over 50 Commercial/Industrial - \$100 per 1,000 SF up to 100,000 SF, \$75 per SF over 100,000 SF \$25 per 1,000 SF of proposed developed area Certified notices - \$10 per abutter Recording Fee - \$10 per sheet Newspaper ad Fee - \$40 Engineering Fees - \$75 per acre of disturbed area or \$600, whichever is greater Conceptual Review - \$100
PITTSFIELD	New Residential Construction \$37 minimum permit fee \$0.15 per SF	Demolition \$37 minimum permit fee	Commercial Building Permit \$37 minimum permit fee \$0.23 per SF	Industrial Building Permit \$25	Minor Subdivision	Major Subdivision	Site Plans
SALISBURY	New Residential Construction \$160 Application Fee	Demolition Unknown	Commercial Building Permit \$100 Application Fee	Industrial Building Permit \$100 Application Fee	Minor Subdivision \$100 Per Lot \$16 Per Abutter \$30 / Sheet Recording Fee	Major Subdivision \$100 Per Lot \$16 Per Abutter \$30 / Sheet Recording Fee	Site Plans Unknown

SUTTON	New Residential Construction Under \$1,000 = \$10 Fee \$1,000 - \$10,000 of Estimated Cost = \$20 Fee \$10,000 - \$30,000 of Estimated Cost = \$30 Fee \$30,000 - \$50,000 of Estimated Cost = \$50 Fee \$50,000 - \$100,000 of Estimated Cost = \$100 Fee Over \$100,000 of Estimated Cost = \$150 Fee	Demolition Unknown	Commercial Building Permit Under \$1,000 = \$10 Fee \$1,000 - \$10,000 of Estimated Cost = \$20 Fee \$10,000 - \$30,000 = \$30 Fee \$30,000 - \$50,000 = \$50 Fee \$50,000 - \$100,000 = \$100 Fee Over \$100,000 = \$150 Fee	Industrial Building Permit Under \$1,000 = \$10 Fee \$1,000 - \$10,000 of Estimated Cost = \$20 Fee \$10,000 - \$30,000 = \$30 Fee \$30,000 - \$50,000 = \$50 Fee \$50,000 - \$100,000 = \$100 Fee Over \$100,000 = \$150 Fee	Minor Subdivision \$100 Filing Fee \$100 per lot	Major Subdivision \$200 Filing Fee \$200 per lot	Site Plans \$200 Filing Fee \$100 per 1,000 S.F. of area of proposed or existing site
WARNER	New Residential Construction \$100 Application \$.10 per SF of structure	Demolition Unknown	Commercial Building Permit \$200 Application \$.15 per SF of structure	Industrial Building Permit \$200 Application \$.15 per SF of structure	Minor Subdivision \$250 Per Lot \$50 Per Unit	Major Subdivision \$250 Per Lot \$50 Per Unit	Site Plans \$250 Application & Review Fee
WEBSTER	New Residential Construction \$10 Application Package \$100 per Permit	Demolition Unknown	Commercial Building Permit \$10 Application Package \$100 per Permit	Industrial Building Permit \$10 Application Package \$100 per Permit	Minor Subdivision \$60 Application Fee \$20 per Lot Created \$5 per Abutter	Major Subdivision \$60 Application Fee \$20 per Lot Created \$5 per Abutter	Site Plans \$50 Application Fee \$5 per Abutter